



# South Truckee Meadows/Washoe Valley Citizen Advisory Board Meeting Agenda

May 11, 2017 at 6:00 P.M.

South Valleys Library, 15650A Wedge Parkway, Reno, Nevada

**Accessibility.** The meeting location is accessible to the disabled. If you require special arrangements for the meeting, call the Office of the County Manager, (775) 328-2000, two working days prior to the meeting.

**Following the agenda.** All number or lettered items on this agenda are hereby designated for possible action as if the words for possible action were written next to each, except for items marked with an asterisk (\*). Items on this agenda may be taken out of order, combined with other items, discussed or voted on as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman.

**Public comment and time limits.** Public comments are welcomed during the Public Comment period for all matters, whether listed on the agenda or not, and are limited to three minutes per person or as designated by the Citizen Advisory Board Chair at the beginning of the meeting. Additionally, public comment will be heard during individually numbered items on the agenda. Persons are invited to submit comments in writing on the agenda items and/or attend and make comment on that item at the Citizen Advisory Board meeting. Persons may not allocate unused time to other speakers.

**Forum restrictions and orderly conduct of business.** The Citizen Advisory Board is an advisory body providing community comments and recommendations to Washoe County governing boards. The presiding officer may order the removal of any person whose statement to other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warning against disruptive conduct may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

**Responses to public comments.** The Citizen Advisory Board can deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. During the public comment period, speakers may address matters listed or not listed on the published agenda. The Open Meeting Law does not expressly prohibit responses to public comments by the Commission. However, responses from Citizen Advisory Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. On the advice of legal counsel and to ensure the public has notice of all matters the Citizen Advisory Board will consider, Citizen Advisory Board members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff clarification, or ask that a matter be addressed on a future meeting or district forum. CAB members may do this either during the public comment item or during the following item: "CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS"

**Posting locations.** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bldg. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), South Valleys Library (15650A Wedge Parkway), and online at [notice.nv.gov](http://notice.nv.gov) and [www.washoecounty.us/cab](http://www.washoecounty.us/cab).

**Support documentation.** Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd Floor, Reno, Nevada), Sarah Tone or Dana Searcy, Office of the County Manager, 775-328-2721/2720.

## AGENDA

### 1. \*CALL TO ORDER/ DETERMINATION OF QUORUM

### 2. \*PLEDGE OF ALLEGIANCE

3. \*PUBLIC COMMENT - Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

### 4. APPROVAL OF AGENDA FOR THE MEETING OF MAY 11, 2017

### 5. APPROVAL OF THE MINUTES FOR THE MEETING OF MARCH 9, 2017

6. **DEVELOPMENT PROJECT UPDATES** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

[www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm). These items have previously been heard by the Citizen Advisory Board.

**6A. Ascente' (Tentative Subdivision Map M16-009, Special Use Permit SW16-003)** – Update and discussion by the Citizen Advisory Board members regarding proposed changes to the Ascente development project South of Fawn Lane and East of Shawna Lane that were developed based on community feedback to include project design, access, traffic, drainage/water, grading and density. The two permit requests for a permit include a tentative subdivision map (Case Number TM16-009) to create a 225 lot single family common open space subdivision and Special Use Permit (Case Number SW16-003) to approve water storage tank. This item was previously heard at the STMWV CAB meeting on November 10, 2016 and is available for [review online](#) or by visiting [www.washoecounty.us/cab](http://www.washoecounty.us/cab) Discussion from both the November 10, 2017 meeting and May 11, 2017 Citizen Advisory Board meeting will be provided to the Washoe County Planning Commission.

- **Applicant/Property Owner:** Applicant: Symbio Development, LLC. Property Owner: Gary Nelson and Jeanie Janning, NNVI Partners LLC
- **Location:** South of Fawn Lane and East of Shawna Lane
- **Assessor's Parcel Numbers:** 045-252-14 & 045-252-15
- **Staff:** Trevor Lloyd [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us), 775-328-3620 and Kelly Mullin, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us), 775-328-3608
- **Reviewing Body:** Tentatively scheduled to be heard the Planning Commission on June 6, 2017.

**6B. Old Ophir Ranch (Special Use Permit Case Number WSUP17-0005)** – Update and discussion by the Citizen Advisory Board members regarding a request to allow for an equine retirement facility under the commercial stables use type.

The facility is proposed to board up to 20 horses. This item was previously heard at the STMWV CAB meeting on March 9, 2017 and is available for [review online](#) or by visiting [www.washoecounty.us/cab](http://www.washoecounty.us/cab)

- **Applicant/Property Owner:** LeAnn Canavan
- **Location:** 0 Old Ophir Road, immediately south of its intersection with Washoe Drive, and approximately 1,000 feet east of Highway 395
- **Assessor's Parcel Number:** 050-210-15
- **Staff:** Kelly Mullin, 775-328-3608, [kmullin@washoecounty.us](mailto:kmullin@washoecounty.us)
- **Reviewing Body:** Tentatively scheduled to be heard by the Board of Adjustment on June 1, 2017

7. **DEVELOPMENT PROJECTS** – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

[www.washoecounty.us/comdev/da/da\\_index.htm](http://www.washoecounty.us/comdev/da/da_index.htm).

**7A. Quilici Group Care (Special Use Permit Case Number WSUP17-007)** – Request for community feedback, discussion and possible recommendation for a special use permit to allow for the conversion of an existing 3,817 sq/ft single family dwelling to a 5,041 sq/ft 15 bed group care facility that will provide assisted living care to elderly patients not requiring medical treatment.

- **Applicant:** Hughes Private Capital, LLC
- **Property Owner:** ROI Strategies LLC
- **Location:** 3405 Quilici Road
- **Assessor's Parcel Number:** 040-730-32
- **Staff:** Chad Giesinger, 775-328-3626, [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us) .

**8. \*COUNTY UPDATE** – A representative from the Office of the County Manager will provide an update on County services and is available to answer questions and concerns. Please feel free to contact the Office of the County Manager at (775) 328- 2000. To sign up to receive email updates from the County visit [www.washoecounty.us/cmail](http://www.washoecounty.us/cmail). *(This item is for information only and no action will be taken by the CAB).*

**9. \*CHAIRMAN/BOARD MEMBER ITEMS/NEXT AGENDA ITEMS** - This item is limited to announcements by CAB members and topics/issues posed for future workshops/agendas. *(This item is for information only and no action will be taken by the CAB).*

**10. \*PUBLIC COMMENT** – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. The public are requested to submit a Request to Speak form to the Board Chairman. Comments are to be addressed to the Board as a whole.

**ADJOURNMENT**

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